

## **MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 08/13/2015.**

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Members Gary Pinkham, Robbie Palmer and Drew Allen, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, and Zoning Administrator Jennifer Huffman. Absent were Commission Chairman Colleen Brunson and Commission Member Erik Stromberg. Also present was Jill Thomas, Travis Warr, Richard Green, Richard Butler, Brent Williams, Doug Young, Kirk Young, and Norma Palmer.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

#### **7:00 P.M. PUBLIC HEARINGS:**

- a. Proposed amendment of C.U.P./P.U.D. #P-021 issued 04/12/12 to Jill Thomas and Travis Warr at 4 West Main Street to remodel the west portion of the building, which is called the Deseret Mercantile, as Phase 1 of their project. New application is requesting approval to remodel the upstairs of the Deseret Mercantile by adding three office spaces and a bathroom as Phase 2 of their project.** The public hearing was opened by Commission Member Robbie Palmer at 7:01 p.m. and he called for comments. With no comments being offered, Commissioner Palmer closed the public hearing at 7:01 p.m.
- b. Proposed animal conditional use permit for Mike and Andrea Tonioli at 558 South Hale Street to keep up to twenty (20) horses, two (2) cows, and two (2) pigs.** The public hearing was opened by Commission Member Robbie Palmer at 7:01 p.m. and he called for comments.

**Richard Butler:** I think we all know how many feet there are in an acre, around 43,000. Twenty horses, two cows, and two pigs on this property would be absolutely disgusting. I don't know what their shelter would be. I am not a horse lover or a dog lover. But if you drive around Grantsville you see horses standing in rail pole fences day after day, summer and winter. It is sad. My suggestion would be two horses, two cows, and two pigs. I don't know if there is actually that much property. It is less than three acres and you have setbacks and places where the hay is going to be. It is not a proper thing to do in my opinion and I am in opposition.

With no further comments being offered, Commissioner Palmer closed the hearing at 7:04 p.m.

**THE MEETING WAS OFFICIALLY CALLED TO ORDER BY COMMISSION MEMBER, ROBBIE PALMER, AT 7:04 P.M.**

- 1. Hearing on an “Order to Show Cause” on C.U.P. #99-007-437 issued at 287 East Clark Street allowing the keeping of one (1) large animal located in the RM-7 zone.** Richard Green represented this item for himself and he stated to the Commission:

The site plan shows the pasture and barn. He drew a corral plan to keep the horses from the main fence. Norma is the neighbor and she is here tonight.

Robbie Palmer stated the issue they are still having is the 100’ buffer.

Gary Pinkham stated with the existing permit Richard can have one horse. Dimensionally, he does not see how Richard could amend the permit to do anything different than the one horse that is grandfathered in.

Drew Allen agrees. According to the site plan there is not enough pasture to get the square footage needed per horse, even with the 100’ buffer issue aside.

Gary Pinkham asked how many horses he currently has.

Richard Green stated he has two (2) horses currently. They do clean it up and keep fly traps along the panel fence.

Robbie Palmer stated it is a long lot but the lot has changed since the first use permit was issued because there are now houses by the back fence. If they relook at the existing permit he may not be compliant so he might want to stay where he is at with the one horse and figure out a way to make it work. He would suggest Richard remember the permit is for one horse and the neighbors are aware of that.

Gary Pinkham moved to not terminate the current conditional use permit #99-007-437 allowing the keeping of one (1) large animal and the property owner bring the property into compliance. Drew Allen seconded the motion. All voted in favor and the motion carried.

- 2. Consideration of amendment of C.U.P/P.U.D. #P-021 issued 04/12/12 to Jill Thomas and Travis Warr at 4 West Main Street to remodel the west portion of the building, which is called the Deseret Mercantile, as Phase 1 of their project. New application is requesting approval to remodel the upstairs of the Deseret Mercantile by adding three office spaces and a bathroom as Phase 2 of their project.** Travis Warr and Jill Thomas represented this item for themselves:

Gary Pinkham asked when they did the bottom floor work if the seismic issues were dealt with all the way up at that time. Do you still need to put the seismic into the second floor?

Travis Warr stated when they did calculations they transferred through to the top. They did structural footings down below, steel beams. It is in the drawings provided and it transfers up to the top.

Gary Pinkham asked what kind of use they envision and if they have ADA access.

Travis Warr stated they do not have ADA access to the upper floor. They are thinking of doing one in the future.

Jill Thomas stated they are grandfathered since they are a historical building and all they have to do is provide downstairs access to anyone that wants to meet with someone upstairs. So if there is an insurance agent that needs to meet with someone that needs ADA access they can use an office downstairs. Later on when they start using the upper floor on the other side they will probably have some kind of a mechanical lift so they can have ADA access for the open area on the other side.

Drew Allen asked with the additional use of this floor are they ok on parking lot.

Travis Warr stated they have 23 parking spots.

Robbie Palmer asked if they need to worry about a time frame.

Jennifer Huffman stated that as long as they are moving forward with the project and activity does not stop then they are ok.

Drew Allen moved to approve the amendment to C.U.P./P.U.D. #P-021 to allow for Phase 2 by adding three office spaces and a bathroom at 4 West Main Street for Jill Thomas and Travis Warr. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

**3. Consideration of an animal C.U.P. for Mike and Andrea Tonioli at 558 South Hale Street to keep up to twenty (20) horses, two (2) cows, and two (2) pigs.**

Mike Tonioli represented this item for himself and Andrea and he stated to the Commission:

They have approximately 4.3 acres of land.

Robbie Palmer stated that the neighbors will be affected and that raises some concern. He has had horses adjacent to him with plenty of room and the horses still leaned across his fence and grabbed the grass, killing it.

Drew Allen asked what their plan for nuisance control is as far as manure, flies, etc.

Mike Tonioli stated they clean their corrals regularly. They haul it off when needed or spread it on the pasture. He has a skidster and a tractor which makes it easy.

Drew Allen asked about their plan for storage.

Mike Tonioli stated that the pens are way in the back and the hay pile is there. So storage would be right by the hay pile or in that area.

Gary Pinkham asked what they do with twenty horses.

Mike Tonioli stated he only has four or five but his sister trains and breeds horses. Twenty is the high end. Normally they only have around fourteen or fifteen. She is constantly exercising and riding them.

Robbie Palmer stated being that far south on Hale they have two fields around two sides of their property and an open field on the other side. He asked where the closest neighbor would be to the horses.

Mike Tonioli stated that the house to the south would be the closest and they are a ways away at the front of the property. Behind them is a three acre alfalfa field.

Drew Allen asked where Richard Butler's home is located.

Neil Critchlow stated he is the next door neighbor to the north.

Mike Tonioli stated that Andy Lewis is the home next to them and he has four acres.

Robbie Palmer stated a lot of it comes down to how well it is maintained and what kind of operation is ran.

Gary Pinkham stated it is in compliance with the code as far as square footage and dimensions. He does not see a problem as far as that aspect. He tends to look at other documents such as the master plan for Grantsville and one of the key goals is to maintain a rural nature. He agrees that it does come down to maintenance though. As long as it is maintained he does not see a problem. Since they are in compliance and in character with what the plan is for Grantsville they are ok so long as they stipulate that cleanliness be maintained and it be reviewed.

Drew Allen asked where the pigs and cows will be kept.

Mike Tonioli stated they will be kept in the far back. He stated for now that is a one year plan.

Gary Pinkham moved to approve the conditional use permit for Mike and Andrea Tonioli at 558 South Hale Street for the keeping of up to twenty (20) horses, two (2) cows, and two (2) pigs with the condition that cleanliness be maintained at all times and that it come back for review in one year. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 4. Consideration of a concept plan for Carriage Crossing Grantsville, LLC and Brent Williams on the Carriage Crossing Phase 3 subdivision at 650 East Durfee Street for the creation of nineteen (19) lots in the R-1-21 zone.** Kirk Young represented this item for Carriage Crossing Grantsville, LLC and Brent Williams:

Jennifer Huffman reminded the Commission that this concept plan came forward a couple of months ago and it was tabled for reconfiguration as all their driveways sat on collector roads. The reconfiguration has been done.

Robbie Palmer stated this is a popular area of town right now for development. He inquired as to the turnaround being ok for a fire truck.

Neil Critchlow stated it is within the code.

Drew Allen moved to approve the concept plan for Carriage Crossing Grantsville, LLC and Brent Williams on the Carriage Crossing Phase 3 subdivision at 650 East Durfee Street for the creation of nineteen (19) lots in the R-1-21 zone. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 5. Approval of minutes of the previous business meeting in July:** Gary Pinkham moved to approve the minutes of the July meeting. Robbie Palmer seconded the motion. All voted in favor and the minutes stood approved.
- 6. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow stated the City Council had a work meeting regarding the roads and sewer.

A short discussion was held regarding roads, sewer, recovery rights, and impact fees.

Neil Critchlow stated more work meetings will be scheduled. He asked the Commission if they would like to be invited to them.

Drew Allen stated it would be a good idea.

Robbie Palmer stated having a copy of the minutes would also be good.

Neil Critchlow thanked the Commission for all they do.

- 7. Adjourn:** Drew Allen moved to adjourn the meeting at 7:41 p.m. Gary Pinkham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Huffman  
Zoning Administrator